

To: Aaron Leavell[aaron.leavell@bremertonschools.org]; Spencer Andrea[Andrea.Spencer@ci.bremerton.wa.us]; Garth Steedman[garth.steedman@bremertonschools.org]; Patty Lent[patty.lent@ci.bremerton.wa.us]
Cc: Conbere, Susan[Conbere.Susan@epa.gov]; Tan, Robert[Tan.Robert@epa.gov]; Anderson-Carnahan, Linda[Anderson-Carnahan.Linda@epa.gov]
From: Morales, Susan
Sent: Thur 10/8/2015 4:16:56 PM
Subject: RE: Additional Brownfields follow-up Item: Job Training
[epa-oswer-oblr-15-01.pdf](#)

As suggested, here is additional information on the Environmental Workforce and Job Training grant program. Once you all get a chance to review, let us know your thoughts on the timing for a discussion.

Here is a one page overview fact sheet.

For more details on the grant requirements and eligible costs, last fiscal year's grant guidelines are attached. We expect the FY16 guidelines to be similar, so these would be helpful starting point.
<http://www2.epa.gov/brownfields/environmental-workforce-development-and-job-training-grants>

SUSAN MORALES | BROWNFIELD COORDINATOR
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-7299 | F: (206) 553-0124
MORALES.SUSAN@EPA.GOV | [HTTP://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF](http://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF)

From: Aaron Leavell [<mailto:aaron.leavell@bremertonschools.org>]
Sent: Wednesday, October 07, 2015 12:41 PM
To: Morales, Susan
Cc: Spencer Andrea; Patty Lent; Conbere, Susan; Garth Steedman; Tan, Robert
Subject: Re: Additional Brownfields follow-up Item: Job Training

Thanks Susan. I would be interested if the city wants to discuss at this meeting...could you resend the "particulars" about this program to us again for review to better make a determination if we want to take time at this meeting or if it is appropriate for a different time? Thank you.

Aaron

On Wed, Oct 7, 2015 at 11:53 AM, Morales, Susan <Morales.Susan@epa.gov> wrote:
Hello Again,

I wanted to check in with both of you, the City and the School District, on whether there was interest in discussing the [Environmental Workforce and Job Training](#) competitive grant program? At our initial meeting, there was mention of prioritizing jobs and job training. The job training guidelines are likely to be released in December and in anticipation of that, we wanted to know if it would be helpful to discuss this in more detail. Robert Tan, from our Brownfields Team, has had some preliminary conversations with those who work in Kitsap County and on the Olympic Peninsula and it would be a good time to discuss this with others who are interested. Please let us know if there are folks we should reach out to or if it would be helpful to have a meeting specifically on this program's resources.

Sincerely, Susan M.

SUSAN MORALES | BROWNFIELD COORDINATOR
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-7299 | F: (206) 553-0124
MORALES.SUSAN@EPA.GOV | [HTTP://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF](http://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF)

From: Aaron Leavell [mailto:aaron.leavell@bremertonschools.org]
Sent: Wednesday, September 23, 2015 2:30 PM
To: Morales, Susan
Cc: Conbere, Susan; Garth Steedman; Spencer Andrea; Patty Lent; Burgess, Deborah
Subject: Re: Brownfields App

Thank you, Susan.

I am available to meet anytime between 11:00 am and 4:00 pm on October 13th, and I am available 9:00 until 2:00 pm on October 14th.

Aaron

On Tue, Sep 22, 2015 at 4:13 PM, Morales, Susan <Morales.Susan@epa.gov> wrote:

Hello Aaron et. All,

Based on the information provided, the School District would not be eligible for competitive grant funding on this property. Entities who own a contaminated property must have a defense to liability under CERCLA to qualify. The Bremerton School District would qualify for technical assistance, environmental site assessment, cleanup analysis and planning, and cost estimates for cleanup if requested by the City.

As for next steps, we should discuss what specific assistance is available. There is an opportunity to accomplish a site assessment through a couple of options, if we can move quickly. A site assessment both phase 1 and 2 seems like a reasonable next step to confirm the historical uses prior to the School District's acquisition and to outline the extent of contamination for the purposes of obtaining information to develop cleanup options.

If the City continues to be in support with moving forward, then we should set up a time to talk further. Let us know your availability on October 13th, or 14th.

I look forward to hearing from you soon.

SUSAN MORALES | BROWNFIELD COORDINATOR
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-7299 | F: (206) 553-0124
MORALES.SUSAN@EPA.GOV | [HTTP://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF](http://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF)

From: Aaron Leavell [mailto:aaron.leavell@bremertonschools.org]
Sent: Tuesday, September 22, 2015 11:35 AM
To: Conbere, Susan; Morales, Susan; Garth Steedman; Spencer Andrea
Cc: Patty Lent
Subject: Fwd: Brownfields App

Please see comments below from Facilities Director, Ron Carpenter. Also, attachments below will answer some of the questions you had Susan M in your previous email. Also, on the aerial map that you

previously received, we are talking specifically about the buildings labeled Bremerton Junior High only. Within those buildings, we would not tear down the gym/locker room facility, and we would keep the "A-wing" buildings, closest to Wheaton Way, since they have been added to the site in the 1980's we believe and recently renovated. In the attachment below labeled Brownsfield Worksheet 2 you will notice a couple additions to the application and an actual building layout map that will help to identify all parts of the building and help you to see the different "wings" that are mentioned in the reports below.... let me know if we can get more info and thanks all!

Aaron

----- Forwarded message -----

From: **Ron Carpenter** <ron.carpenter@bremertonschools.org>

Date: Tue, Sep 22, 2015 at 9:32 AM

Subject: Re: Brownfields App

To: Aaron Leavell <aaron.leavell@bremertonschools.org>

Cc: Ioanna Cossack <ioanna.cossack@bremertonschools.org>, Garth Steedman <garth.steedman@bremertonschools.org>

Aaron,

Please see the attached documents for the last survey of the BJH for hazardous materials and a rough cost estimate provided by a contractor. This was in Feb of 2013 to be used by the Wellness Center.

The district has had an AHERA (Asbestos) plan for the building since 1987 until it was turned over to the Wellness Center. The district did pick it up for inspections last July and will do the 6 month inspections as required by AHERA since the students use the gym.

V/R

Ron

On Mon, Sep 21, 2015 at 3:10 PM, Aaron Leavell <aaron.leavell@bremertonschools.org> wrote:
Take a look below - can you take a stab at these?

----- Forwarded message -----

From: **Morales, Susan** <Morales.Susan@epa.gov>

Date: Mon, Sep 21, 2015 at 3:03 PM

Subject: RE: Brownfields App

To: Aaron Leavell <aaron.leavell@bremertonschools.org>, Spencer Andrea

<Andrea.Spencer@ci.bremerton.wa.us>, "Conbere, Susan" <Conbere.Susan@epa.gov>, Garth Steedman <garth.steedman@bremertonschools.org>

Cc: Patty Lent <patty.lent@ci.bremerton.wa.us>

Hello Aaron,

This is a great start. You are correct in that the questions don't quite fit the situation, so here are some follow-up questions for you:

- Has there been any site investigations previously completed? If so, what type of assessment (phase 1 or phase 2) and when were they completed? Also, if applicable, provide the summary of findings.
- Please clarify what the site boundaries would be for the requested assistance. Is the site the defined as the Bremerton Jr. High structures or the entire campus as outlined in green on the attached photo?
- In our meeting, you mentioned a cost estimate for the cleanup. Could you expand on what those costs were and what may have been included in those costs? Did it include demolition for all of the Jr. High buildings and include asbestos abatement etc.?

I may have additional questions for you as we go through the process to determine what brownfield resources would be a fit for this project.
I can keep this moving through Wednesday if you have a chance to respond by then. After then I will be in an all-day meeting on Thursday and out on Friday.
Susan M.

SUSAN MORALES | BROWNFIELD COORDINATOR
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-7299 | F: (206) 553-0124
MORALES.SUSAN@EPA.GOV | [HTTP://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF](http://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF)

From: Aaron Leavell [mailto:aaron.leavell@bremertonschools.org]
Sent: Monday, September 21, 2015 11:28 AM
To: Spencer Andrea; Conbere, Susan; Morales, Susan; Garth Steedman
Cc: Patty Lent
Subject: Brownfields App

Good morning everyone!
Attached is a site map and initial run at the application process from the Bremerton School District. We can add more info to the necessary sections as you advise. The back section was tricky for us to navigate, so I am looking for assistance there as our situation did not seem to fit some of the criteria to select, any help would be appreciated. So, next steps? I am thinking if you have time to look this over Susan M, then give us some "advice" on what to add, tweak, or fill in on the last portion, we can move this forward. On the Map, the site is labeled Bremerton Junior High School. Thanks all!
Sincerely,
Aaron

--
Aaron Leavell Ed.D.
Superintendent
Bremerton School District

--
Aaron Leavell Ed.D.
Superintendent
Bremerton School District

--
Ron Carpenter
Facilities Supervisor, Bremerton School District
200 Bruenn Av
Bremerton, WA 98312

office 360 473 0502 cell 360 536 6187 fax 360 473 0520

--

Aaron Leavell Ed.D.
Superintendent
Bremerton School District

--

Aaron Leavell Ed.D.
Superintendent
Bremerton School District

--

Aaron Leavell Ed.D.
Superintendent
Bremerton School District